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Bk: 37308 Pg: 409

Recorded: 12/09/2002

Document: 00001461 Page: 1 of 2

QUITCLAIM DEED

71 Pleasant Street, Stoneham, Massachusetts

RALPH E. JOHANSEN and MARLENE E. JOHANSEN, husband and wife, as tenants by the entirety, for \$1.00 and other nominal consideration, pursuant to a Modification Agreement dated December 24, 2001, Docket No. 98D-4536-DV1) grant to MARLENE E. JOHANSEN, individually, 71 Pleasant Street, Stoneham, Middlesex County, Massachusetts with quitclaim covenants:

The land in Stoneham, Middlesex County, Massachusetts, with the buildings thereon standing, situated on the Westerly side of Pleasant Street, bounded and described as follows:

Being shown as Lot number 1 on a "Plan of Lots in Stoneham, Mass., surveyed for Daniel S. Davis, June 1919, Parker Holbrook, Surveyor", recorded with Middlesex South District Deeds Plan Book 279, Plan 48.

Said granted premises contain 7,886 square feet, more or less, and are bounded:

EASTERLY by said Pleasant Street, 87 feet;

SOUTHERLY by Lot E as shown in Plan Book 282, Plan 16, land formerly of Peffers, 137.23 Feet;

WESTERLY by Pleasant Street Terrace, so-called, 92 feet; and

NORTHERLY slightly Northeasterly, by land now or formerly of Newcomb, being Lot numbered 2 on the first above mentioned Plan, 108.48 feet.

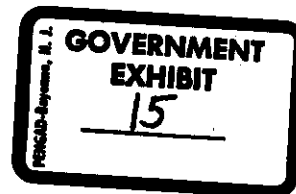
Being Parcel number 4 as described in deed of Florence A. Pike to Peffers, et al, dated January 5, 1945, recorded with said Deeds in Book 6837, Page 118; this conveyance being subject to water and sewer rights for the benefit of Lots 3 and 4 on said first mentioned Plan, as fully described, Book 4341, Pages 38 and 42, said Registry of Deeds.

For Grantors' title see Deed recorded Book 15494, Page 428 with said Registry.

WITNESS OUR HANDS AND SEALS THIS 4th JANUARY, 2002.

Ralph E. Johansen
RALPH E. JOHANSEN

Marlene E. Johansen
MARLENE E. JOHANSEN




MSD 12/09/02 03:54:09 1461 45.00
71 PLEASANT - ST.
STONEHAM MASS 01/09/02 15:00

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

January 4, 2002

Then personally appeared the within named RALPH E. JOHANSEN and acknowledged that he signed the foregoing instrument of his free act and deed for the purposes therein set forth, before me,

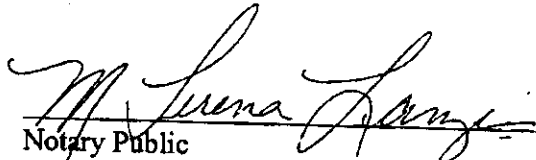

Notary Public
My Commission expires: **PATRICIA H. LOONHART**
NOTARY PUBLIC
MY COMMISSION EXPIRES MAY 1, 2003

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss.

January 31, 2002

Then personally appeared the within named MARLENE E. JOHANSEN and acknowledged that she signed the foregoing instrument of her free act and deed for the purposes therein set forth, before me,


Notary Public
My Commission expires: **2-8-2002**